

Message Text

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ACTION EUR-12

INFO OCT-01 ISO-00 EURE-00 FBOE-00 A-01 SSO-00 /014 W

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O R 151430Z APR 75

FM AMEMBASSY MOSCOW

TO SECSTATE WASHDC IMMEDIATE 9285

INFO AMCONSUL LENINGRAD

UNCLAS MOSCOW 5188

FOR EUR/EX AND EUR/SOV

E.O. 11652: N/A

TAGS: AFSP, UR

SUBJECT: RENTAL OF ADDITIONAL STL HOUSING

REF: MOSCOW 4265

1. UPDK APRIL 15 SHOWED EMBASSY OFFICERS THREE APARTMENTS OFFERED FOR USG LEASE. ALL ARE LOCATED IN NEWLY COMPLETED SOVIET APARTMENT BUILDING AT NO. 8 SERPUKHOVSKY VAL AND ALL WILL REQUIRE EXTENSIVE REMODELING. LARGEST UNIT WILL BE THREE OR FOUR BEDROOM (RECONFIGURED FROM THREE SMALL CONTIGUOUS SOVIET APARTMENTS), HOPEFULLY APPROPRIATE FOR LIMITED REPRESENTATIONAL USE. REMAINING TWO UNITS APPEAR SUITABLE FOR TWO-BEDROOM APARTMENTS (EACH TO BE RECONFIGURED FROM TWO ADJOINING SOVIET APARTMENTS). EMBASSY WILL REVIEW FLOOR PLANS WITH SOVIET ENGINEER OVER NEXT FEW DAYS TO DEVELOP REMODELING PLANS, AND SOVIETS HAVE PROMISED TO UNDERTAKE WORK WITHOUT DELAY.

2. RENTAL COSTS FOR REMAINDER FY-75 WILL APPROXIMATE R. 2,500 (DOLS 3,550). FINAL RENTAL RATES WILL DEPEND ON FLOOR CONFIGURATION, AS SOVIET CHARGES LEVIED PER SQUARE METER OF "LIVING SPACE," WHICH TERM EXCLUDES KITCHENS, BATHROOMS AND HALLWAYS. RATE FOR APARTMENTS INVOLVED WILL BE 40 RUBLES PER YEAR PER SQUARE METER AND IS NON-NEGOTIABLE. (THIS IS SUBSTANTIAL INCREASE FROM 30-35 RUBLES PER SQUARE METER CHARGED FOR COMPARABLE APARTMENTS NOW UNDER STL.)

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3. POST BUDGET AND FINANCIAL PLANS HAVE INCLUDED FUNDS FOR RENTAL, REMODELING AND FURNISHING AND WE EXPECT THAT COSTS FOR FY-75 CAN BE COVERED FROM FUNDS ALREADY ALLOTTED TO POST'S SHARED BUDGET. WE WILL NOT, HOWEVER, HAVE PRECISE ESTIMATES UNTIL CONTRACT PROPOSAL RECEIVED FROM UPDK AFTER REMODELING AGREED UPON.

4. REQUEST IMMEDIATE AUTHORIZATION TO ACCEPT THREE APARTMENTS. AS USUAL SOVIETS SEEK COMMITMENT WITHIN DAY OR TWO, AND OFFER NO ALTERNATIVES. AS DEPARTMENT AWARE, APARTMENTS URGENTLY NEEDED.

5. IN LIGHT SOVIET OFFER, EMBASSY HAS NO OBJECTION TO DEPARTMENT'S APPROVAL TAX EXEMPTION FOR SOVIET APARTMENT PURCHASE IN WASHINGTON (REFTEL).
STOESSEL

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